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CITY OF VANCOUVER
SPECIAL COUNCIL - MAY 15, 1975

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, May 15, 1975, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie,
Harcourt, Kennedy, Rankin,
and Sweeney

ABSENT: Aldermen Bowers, Marzari and Volrich

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Sweeney,
SECONDED by Ald. Boyce,

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Antoinette Lodge

An application was received from Jonathan Yardley, Architect, to rezone Lots 25 - 28; Block 53; D.L. 196; 500 Block East Cordova,

From: M-2 Industrial District

To: CD-1 Comprehensive Development District

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

1. Uses: (a) Hostel, containing 6 sleeping units and 72 units with washroom and cooking facilities
(b) Customary accessory uses

F.S.R.: not to exceed 2.0. In computing the floor space ratio, the floor area of the building shall be measured, on all floors, from the outer limits of the building (excluding balconies not to exceed 8% of the total floor area)

Height: not to exceed 4 storeys plus a basement nor 48 feet above the average building grade on East Cordova as established by the City Engineer

And subject to the following:

2. That the detailed scheme of development be first approved by the Director of Planning after having advice from the Urban Design Panel and the Development Permit Advisory Committee having particular regard to overall design, suitable treatment of open spaces, landscaping and adequate provision for suitable service areas.

Antoinnette Lodge (Cont'd)

The Vancouver City Planning Commission approved the application except that the Floor Space Ratio shall not exceed 2.25.

The Applicant, Mr. Yardley, advised Council that it is now proposed to construct 78 units with washroom and cooking facilities and delete the sleeping units. He further stated that it would not be possible to provide this amount of accommodation if the Floor Space Ratio were less than 2.25. The restriction to a Floor Space Ratio of 2.0 would in fact make the development uneconomic.

Mr. Ney, property owner in the area suggested that this development would have been more properly located adjacent to Oppenheimer Park. He also stated that apparently construction had already started on this site.

The Mayor suggested that Mr. Ney get in touch with the Planning Department to discuss future rezoning plans for the area.

Mr. M. Geller, Central Mortgage and Housing Corporation, assured Council that construction has not already commenced at this site prior to approval of the rezoning application.

Miss K. O'Shaughnessy, member of the citizen participating group working with the architect on this project addressed Council in support of the proposal.

Mr. V. Black, Administrator of Western Marine Supply pointed out that his company uses the lane directly behind the project for loading and unloading and suggested this might cause problems for the residents.

The Mayor called for further persons interested; there being none, it was,

MOVED by Ald. Harcourt,

THAT the application be approved with the CD-1 By-law restricting development as follows:

1. Uses: (a) Hostel, containing 78 units with washroom and cooking facilities
(b) Customary accessory uses

F.S.R.: not to exceed 2.25. In computing the floor space ratio, the floor area of the building shall be measured, on all floors, from the outer limits of the building (excluding balconies not to exceed 8% of the total floor area)

Height: not to exceed 4 storeys plus a basement
nor 48 feet above the average building
grade on East Cordova as established by
the City Engineer

And subject to the following:

2. That the detailed scheme of development be first approved by the Director of Planning after having advice from the Urban Design Panel and the Development Permit Advisory Committee having particular regard to overall design, suitable treatment of open spaces, landscaping and adequate provision for suitable service areas.

2. Southeast Corner of Cassiar and Adanac Streets
Lot A of NE $\frac{1}{4}$ Section 26, and the W $\frac{1}{2}$ of NE $\frac{1}{4}$ Section
27, T.H.S.L., Plan 100 and the balance of NE $\frac{1}{4}$ Section
26, T.H.S.L., Plan 12251; plus the abutting 40 foot
road allowance

An application was received from the Director of Planning to rezone,

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

The application was approved by the Director of Planning, with the CD-1 By-law restricting the development as follows:

1. Uses

- (a) apartment buildings;
- (b) townhouses;
- (c) duplexes and semi-detached dwellings;
- (d) one-family dwellings;
- (e) retail store catering to the day-to-day needs of residents of the local neighbourhood, gross floor area not to exceed 4,000 square feet;
- (f) day care centre;
- (g) local area activity centre, gross floor area not to exceed 6,500 square feet;
- (h) elementary school;
- (i) buildings or uses customarily ancillary to the above uses;

subject to such conditions as Council may by resolution prescribe.

F.S.R.

The floor space ratio shall not exceed 0.75. In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceilings of more than four feet in height) of all buildings shall be included, both above and below ground, and measured to the extreme outer limits of the buildings.

Density

The number of dwelling units shall not exceed 25 units per acre.

Height

- (a) The height of one-family and two-family dwellings shall not exceed two storeys plus cellar.
- (b) The height of the existing building is not to exceed two storeys plus basement and attic.
- (c) A maximum of one-third of the dwelling units will be permitted in three-storey structures.

Site Coverage

Site coverage, including buildings, vehicular areas and parking, is not to exceed 40 per cent.

Parking

For family housing, one and one-half parking spaces per unit are required. For senior citizens' housing financed or eligible for assistance under the Elderly Citizens' Housing Assistance Act, one parking space per six units is required.

Clause No. 2 Continued:

and subject to the following:

2. THAT the detailed scheme of development be approved by the Director of Planning after having advice from the Urban Design Panel having particular regard to overall design, provision of suitable open spaces, landscaping, and suitable motor vehicle ingress and egress.

The application was approved by the Vancouver City Planning Commission.

The Mayor called for interest from the audience; there being no speakers, it was,

MOVED by Ald. Harcourt,
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

= CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney.

SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted,
and the Director of Legal Services be instructed to prepare and
bring in the necessary amendments to the Zoning and Development
By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 8:00 p.m.

The foregoing are minutes of the Special Council Meeting (Public Hearing) of May 15, 1975, adopted on May 27, 1975.

C. Phillips
MAYOR


Z. M. Ladd
CITY CLERK